

# **Sherwood Meadows Homeowners Association (HOA) Board Meeting Agenda**

**Date:** 10/28/2025

**Time:** 5:30 PM

**Location:** Town of Avon Building

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## **1. Call to Order**

- Roll Call: Kevin Rowe, Eric Rietenbach, Natasha Surdulescu, Jena Skinner, Marty Golembiewski
- Establish Quorum
- Approval of Previous Meeting Minutes

## **3. Reports**

- Treasurer's Report (including financial and budget updates)
  - Discussion of past due HOA fees / Notices
    - Janine Frew to send notice to all accounts in the rears.
- Status of ongoing projects
  - Water Update (Eagle River) – Meter replaced to send new accurate usage of water in SM community.
  - Plumbing – Golden Eagle = Preferred vendor “Rudy” Give community # (Building issues paid by building tenants; Large community line issue may be paid for by the HOA w/ notice.) (Make a list of Water Shut off location by building; 3C – Nataha & Sergiu garage by water heater; 1B- Marty Golembiewski – in garage under stairwell; 2F-Laundry room; 4??)
- Reserve study: Next large project plan for new roof in 3-4 years. \*\*\*Reminder – need roofing assessment in Spring of 2027. \*\*\* New reserve study needed in 2027;
- Next 3-5 years plan for roof repairs. Plan to save for that repair.

## **4. Old Business**

- Updates on previously discussed items.
- Bylaws – Need to be notarized and updated to website. Jena Skinner to notarize

- Town of Avon Firewood code – No on deck or under deck – 30’ away from building. Must be in a metal box (available at Home Depot) or in the garage.
- Violation Letter – Parked Cars need to be moved every 3 days and with every snowstorm. Guest parking – driver must remove the snow around parked car. Tenant/Owner are responsible for Guest parking.
- No parking on non-asphalt areas; anything on grass is considered a non-designated parking space.
- Parking Oversight Company – Considering hiring a company that polices community by registered Licenses plates. – Plan to vote on initiative at annual meeting.
- Status of ongoing projects
  - Water Update (Eagle River) – Complete
  - Town of Avon Permit -need building permit released

## **5. New Business**

- Discussion of new proposals or issues
- Committee Reports (e.g., Landscaping, Architectural Review, Social)
  - Snow Removal Contract – Javier (Mountain Snowplow LLC) Nov 15-April 15. \$4000 will include cleaning 4 stairwells 1x/ storm and clearing area more than once during large storms.
  - Fall Clean Up – Starting 10/29/25 (\$500) 1 time clean up
  - Tree Removal of Dead trees (2 in-between building 2 & 4; 1 in flower bed in building 4, 3 by unit 3) – Need a Permit w/ arial photo and mark trees to be removed. Town of Avon building dept.
  - Short Term Rentals -Language in covenants states “No ST Rentals.” To overturn the language, we need a majority vote at annual meeting.
  - Maintenance – Fall/Winter plan in place
- Review of bids/contracts – reflect on reserves – reassess in 2027
- Policy changes or amendments – February annual meeting

## **6. Executive Session (if needed)**

- Legal matters – N/A

- Personnel issues – N/A (Marty may need to move secondary to work & would need to take himself off the board if not living there).

## **7. Adjournment**

- Confirm next meeting date – Tentatively, Tuesday, February 3<sup>rd</sup>, 2025 (6PM)
  - Close meeting 10/28/25 6:55 PM
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